



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
WEB www.nashuanh.gov

SPECIAL EXCEPTION APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL NOT BE ACCEPTED

I. SPECIAL EXCEPTION INFORMATION

1. ADDRESS OF REQUEST 8 OSGOOD Road NASHUA NH 03060
Zoning District RA Sheet A Lot 533

2. SPECIAL EXCEPTION(S) REQUESTED:

Special exception for an ADU
original addn was for 29x32 (no kitchen)

II. GENERAL INFORMATION

1. **APPLICANT / OPTIONEE** (List both individual name and corporate name if applicable)

(Print Name): SCOTT Deshaies

Applicant's signature [Signature]

Date 1/17/22

Applicant's address 8 OSGOOD Road

Telephone number H: (603) 860-7318 C: (603)

E-mail: hockeymoose8@gmail.com

2. **PROPERTY OWNER (Print Name):**

*Owner's signature SCOTT + JIM Deshaies

Date 1/17/22

Owner's address 8 OSGOOD Road NASHUA NH 03060

Telephone number H: (603) 860-7318 C: (603) 860-7318

E-mail: hockeymoose8@gmail.com

*Agents and/or option holders must supply written authorization to submit on behalf of owner(s).

OFFICE USE ONLY

Date Received 1/21/22 Date of hearing 2/22/22

Application checked for completeness: CF

A# 22-0011

Board Action _____

\$ 530 application fee ☒

Date Paid _____

Receipt # _____

\$ 15 signage fee ☒

Date Paid _____

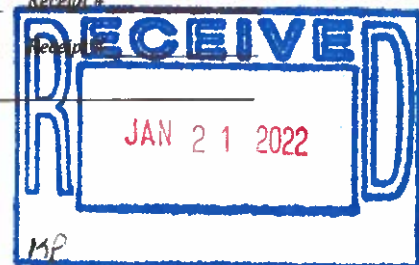
Receipt # _____

\$ _____ certified mailing fee ☐

Date Paid _____

Receipt # _____

Land Use Code Section(s) Requesting Special Exception From: 190-15, Table 15-1 (H 3)



III. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. Please see "Procedures for Filing a Special Exception" for further information.

1. Describe the nature of your proposal. Please be specific.

We are looking for a Special Exception for our property due to the fact it is not currently listed as an ADU. We bought the home in 2016 with a kitchen not realizing it wasn't legal w/ Nashua guidelines. We would like our in-laws to be able to use the property and it to be legal.

2. Does your proposal involve the physical construction or expansion of a structure? Yes ☐ No ☒
If yes, describe how the size of the addition (and any existing structure) compares with the physical size of surrounding properties.

3. Do you anticipate the need for additional on-site parking space as a result of your proposal? Yes ☐ No ☒
If yes, approximately how many square feet of paved or designated parking space will be provided for both existing and proposed usage?

4. What effects would the requested use have upon surrounding traffic congestion and pedestrian safety?

NONE, we live on a dead end (abutting Sunset Heights Elementary)
Our parents have ONE car, they don't work and
we have plenty of parking.

5. What measures will be taken (if any) to insure that your proposal will not impair the integrity or be out of character with the zoning district or immediate neighborhood?

None - please refer to photos -
addition looks like "AN ADDITION" - nothing more. Just looks like a BIG great room off the additional existing home. It already has existed for 18+ years.

SPECIAL EXCEPTION APPLICATION

Page 3

* NOT A BUSINESS

IV. SPECIAL EXCEPTION – ADDITIONAL QUESTIONS

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- * 1. Total number of employees 0 Number of employees per shift 0
- * 2. Hours and days of operation 0
- * 3. Number of daily and weekly visits to the premises by customers, clients, vendors, and solicitors 0
- * 4. Number of daily and weekly commercial deliveries to the premises 0
- * 5. Number of parking spaces available 0
- * 6. Describe your general business operations:
N/A

7. Describe any proposed site renovations including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access, and circulation:

N/A

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those points specifically mentioned are affected by action taken on this appeal.

Signature of Applicant

Print Name

Scott Deshajes

Date

Date

1/17/22

1/17/22



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Planning Department
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Nashua, New Hampshire 03061-2019

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VARIANCE APPLICATION (ZBA)

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL NOT BE ACCEPTED

I. VARIANCE INFORMATION

1. ADDRESS OF REQUEST

Zoning District

AA

Sheet

A

Lot

533

2. VARIANCE(S) REQUESTED:

Existing sq. footage exceeds allowed amount
Addition permit is for 29,432 - 930 sq. feet. We are
applying for an ADU - we exceed amount by 180 sq
(already existing prior to purchase) ft

II. GENERAL INFORMATION

1. APPLICANT / OPTIONEE (List both individual name and corporate name if applicable)

(Print Name):

Scott Deshaies

Applicant's signature

Date

1/17/2022

Applicant's address

8 OSGOOD Road

Telephone number

(603) 860-7218 (603)

E-mail:

hockeymoose8@gmail.com

2. PROPERTY OWNER (Print Name):

Scott & Jill Deshaies

*Owner's signature

Scott Deshaies

Date

1/17/2022

Owner's address

Telephone number

(603) 860-7218 (603) 860-7218

E-mail:

hockeymoose8@gmail.com

*Agents and/or option holders must submit written authorization to submit on behalf of owner(s).

OFFICE USE ONLY

Date Received

1-21-22

Date of hearing

2-27-22

Application checked for completeness:

CF

A#

Board Action

\$ application fee ☐

Date Paid

Receipt #

\$ signage fee ☐

Date Paid

Receipt #

\$ certified mailing fee ☐

Date Paid

Receipt #

Land Use Code Section(s) Requesting Variances From:

190-32 (B)(1)

III. PURPOSE OF REQUEST

Answer all questions below. Provide as much information as available to give the ZBA the necessary facts to review your case. Attach additional sheets if necessary. See "Procedures for Filing a Variance" for further information.

1. Granting of the requested variance will not be contrary to the public interest, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance, and it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

29x32 addition has been existing since permit was pulled by previous owner in 2004. Please refer to photos. Previous owner did not pull permit for an ADU and a kitchen was added many years before we moved in. The existing home and addition - by no means bring attention to the neighborhood. We are looking for our home to have a legal ADU w/ the City of Nashua

2. The proposed use will observe the spirit of the ordinance, because: (The proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure "public rights.")

The variance is for a total of 180 sq. feet.

- Existing addition that was put in 2004 - but an ADU has a max of 750 sq. feet.

- Looking for a variance of 180 sq. feet to meet criteria for Nashua's ADU (5p exemption)

3. Substantial justice would be done to the property-owner by granting the variance, because: (The benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

Please refer to outside photos - Character of Home / Neighbors will not be harmed.
NO HARM would come to the property or any individual around / near the property. But granting this variance it will allow my parents my in-laws a home, where they are becoming at an age where they will need help and support. It would greatly affect our family in a positive way. We only have one vehicle so it would not cause increased traffic.

4. The proposed use will not diminish the values of surrounding properties, because: (The Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

It has NOT diminished existing properties since it was done (2004). The property has enough land (1.6 acres approx).

The structure is apportioned properly to the land itself.

* Please refer to photos of the property.

5. Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship, because: (The applicant must establish that because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a "fair and reasonable" way. Also, you must establish that the special conditions of the property cause the proposed use to be reasonable. The use must not alter the essential character of the neighborhood. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance. If there is any reasonable use (including an existing use) that is permitted under the ordinance, this alternative is not available.

Unfortunately, we exceed allowance by 180 sq. feet. Where the existing house enters into a small kitchen, which it would be necessary for my in-laws to have. The kitchen enters a living area and also there is an exit to a deck. Putting up a wall or separate "common area" would make the ASU (potential) be a internally bad idea a structure inside would not flow. We feel that having a variance granted would allow us to be compliant with Nashua guidelines.

IV. USE VARIANCE ADDITIONAL INFORMATION

* Not applicable

Please answer all questions below that are applicable. Your answers to these questions will allow staff to better understand your request.

- a. Total number of employees 0 Number of employees per shift 0
 b. Hours and days of operation 0
 c. Number of daily and weekly visits to the premises by customers, clients, vendors and solicitors _____
 d. Number of daily and weekly commercial deliveries to the premises 0
 e. Number of parking spaces available 0
 f. Describe your general business operations:

g. Describe any proposed site renovations, including, but not limited to – landscaping, lighting, pavement, structural changes, signage, access and circulation:

NA

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all the city ordinances and state laws regulating construction. I understand that only those points specifically mentioned are affected by action taken on this appeal.

Signature of Applicant

Print Name

Scott Deshaies

Date

Date

1/17/22

1/17/22

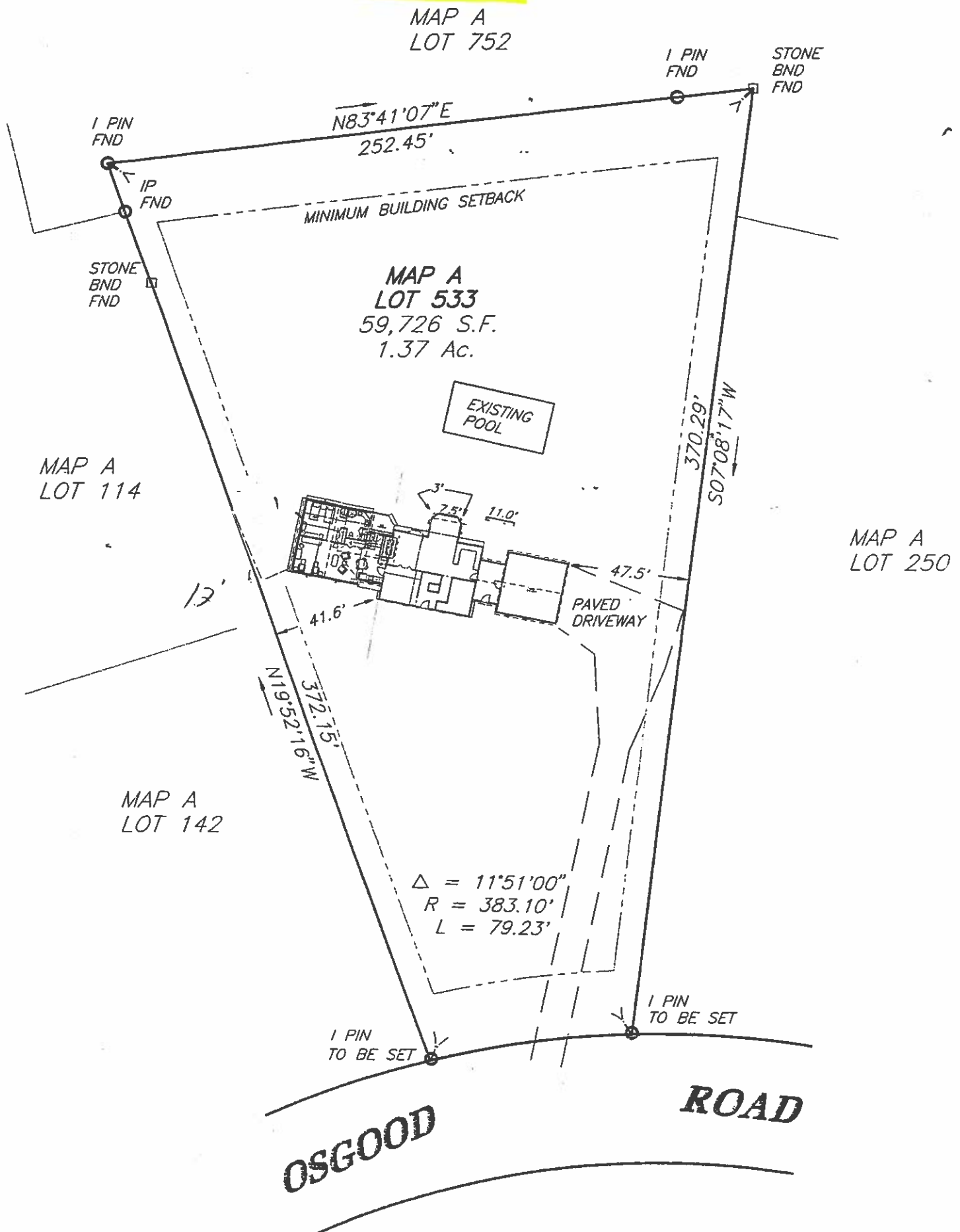
The staff report for a Use Variance request will be available no later than Friday of the week before the ZBA meeting. If you would like a copy, please indicate below:

☐ I will pick it up at City Hall

☐ Please email it to me at _____

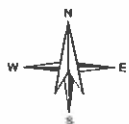
☐ Please mail it to me at _____

WITH ADDITION (ASU??)





8 Osgood Road



0 150 300 600 Feet





8 Osgood Road

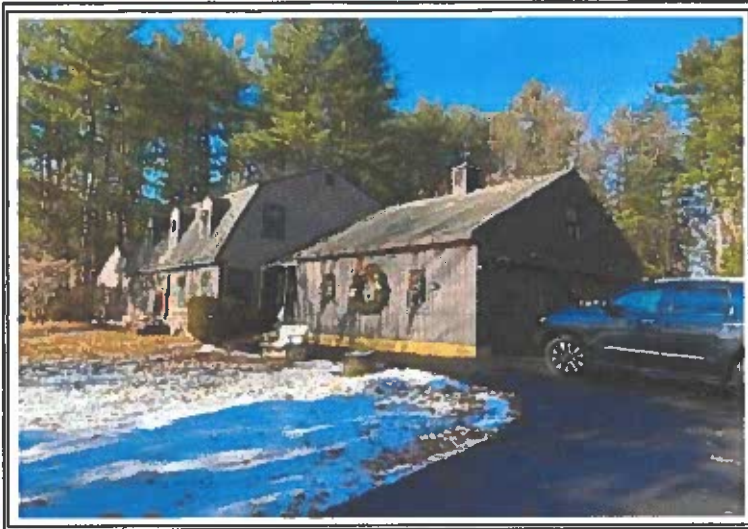


0 75 150 300 Feet



SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Scott and Jill Elizabeth Deshaies	File No.: NASOSG211201cs
Property Address: 8 Osgood Rd	Case No.: NASOSG211201cs
City: Nashua	State: NH
Lender: St. Mary's Bank	Zip: 03060



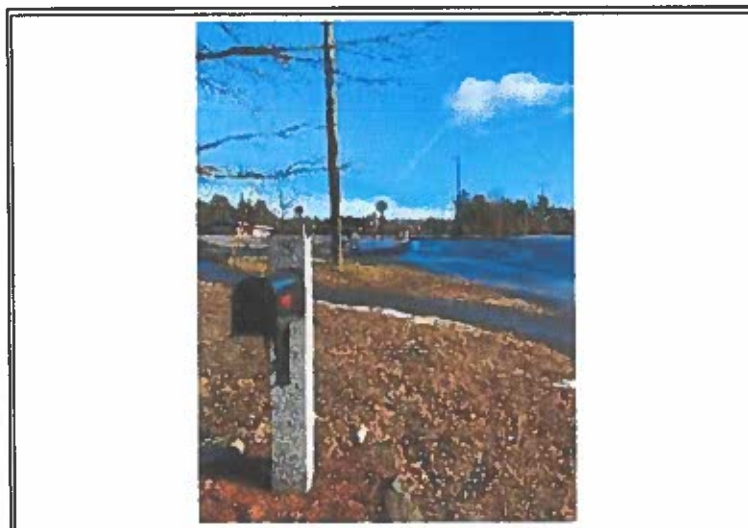
FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: December 28, 2021
Appraised Value: \$ 560,000



REAR VIEW OF
SUBJECT PROPERTY

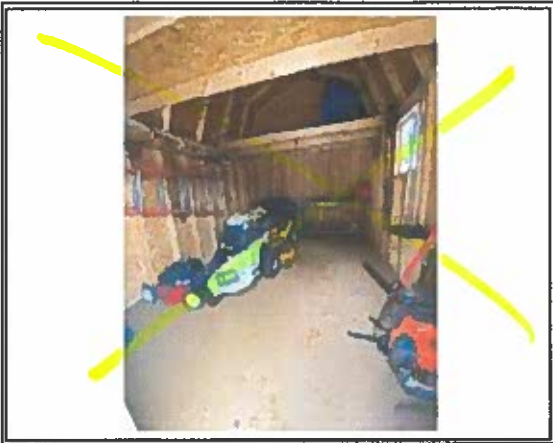
Back side
← ADU



STREET SCENE

Borrower: Scott and Jill Elizabeth Deshaies
Property Address: 8 Osgood Rd
City: Nashua
Lender: St. Mary's Bank

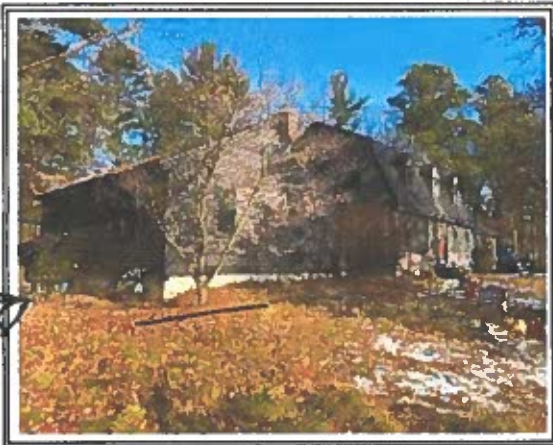
File No.: NASOSG211201cs
Case No.: NASOSG211201cs
State: NH
Zip: 03080



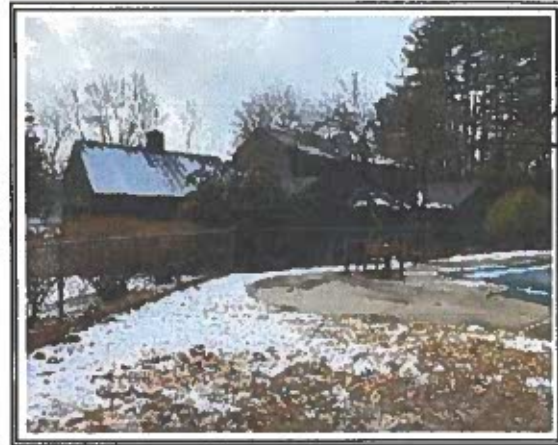
Shed Interior



Separate Gas Meters



Alternate Front View



Alternate Rear View



View of Sunset Heights Elementary School from Driveway



Alternate Street View

Borrower: Scott and Jill Elizabeth Deshaies
Property Address: 8 Osgood Rd
City: Nashua
Lender: St. Mary's Bank

File No.: NASOSG211201cs
Case No.: NASOSG211201cs
State: NH
Zip: 03060



Security System



Unfinished Storage



Gas-Fired Forced Hot Air Heating System for ADU only



ADU Hot Water Heater




ADU Entry
entrance to
ADU




ADU Kitchen
ADU Kitchen
Interior Door to Main Dwelling (Currently Blocked)

Borrower: Scott and Jill Elizabeth Deshaies	File No.: NASOSG211201cs
Property Address: 8 Osgood Rd	Case No.: NASOSG211201cs
City: Nashua	State: NH
Lender: St. Mary's Bank	Zip: 03060



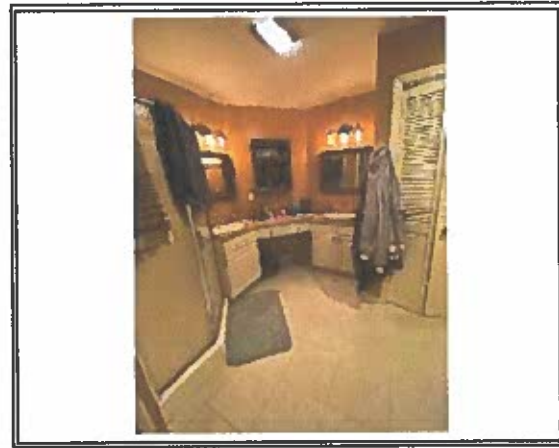
 ADU Living Room




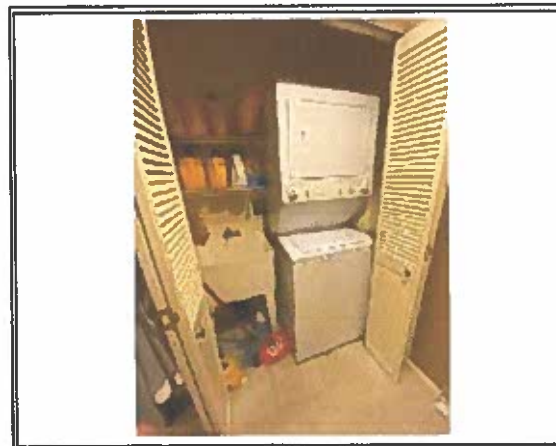
 ADU Dining Area



 ADU Bedroom



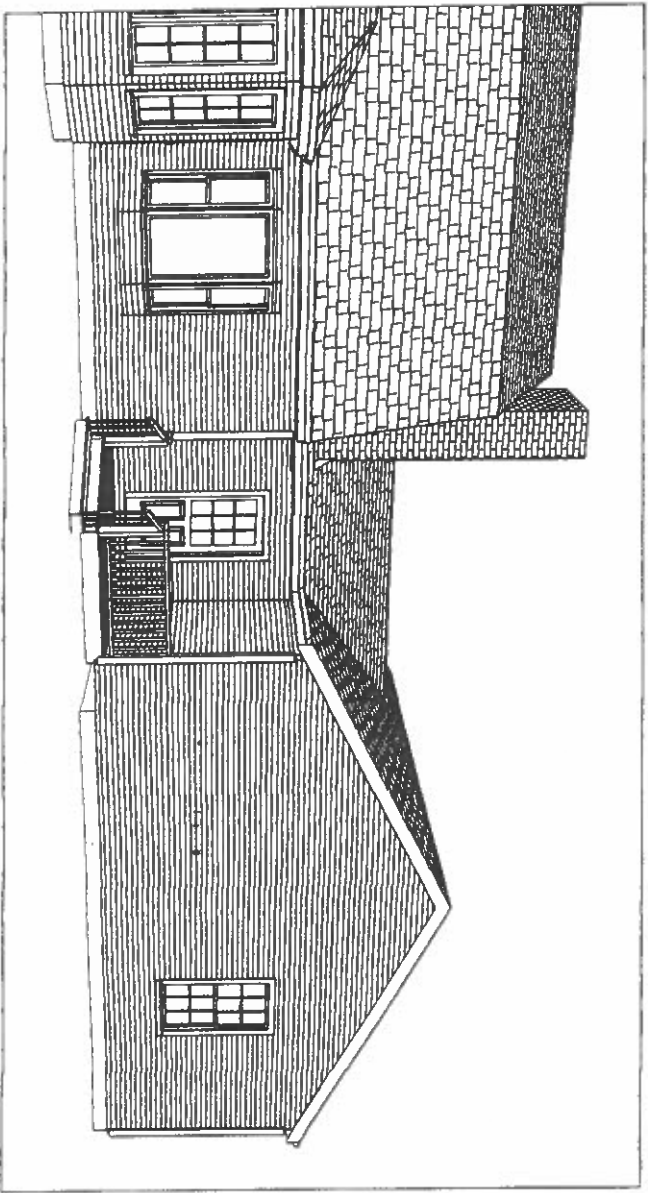
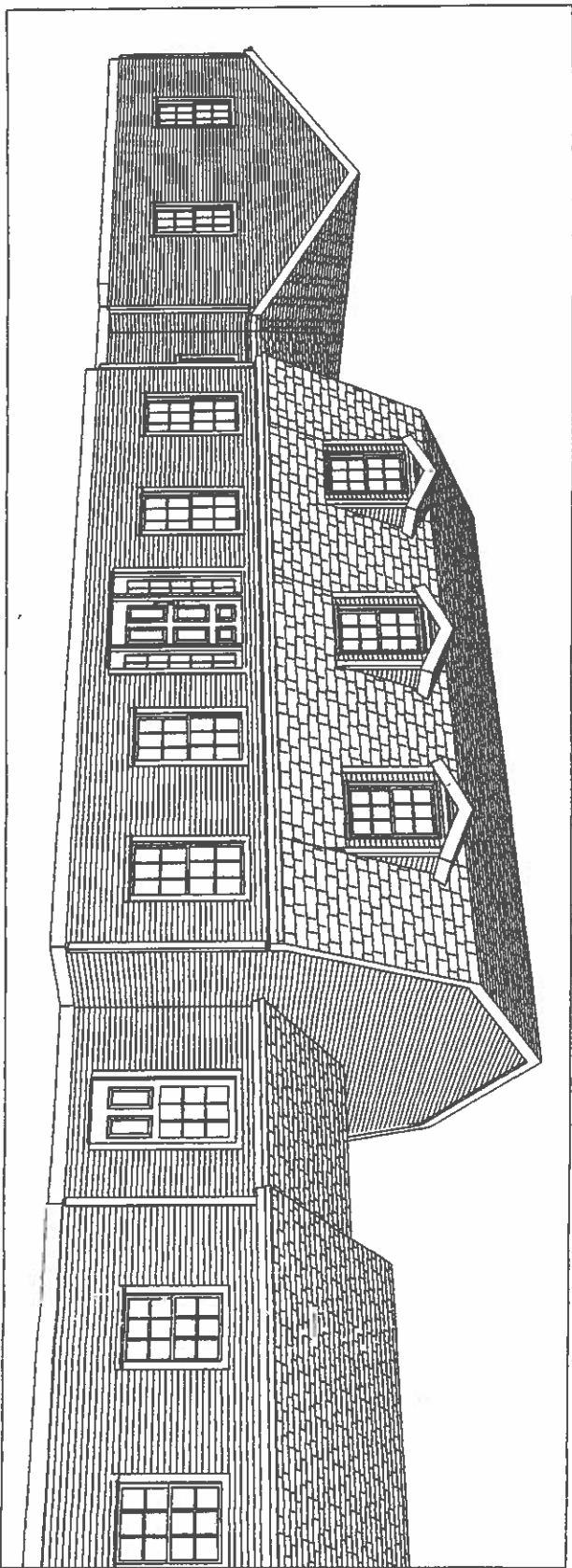
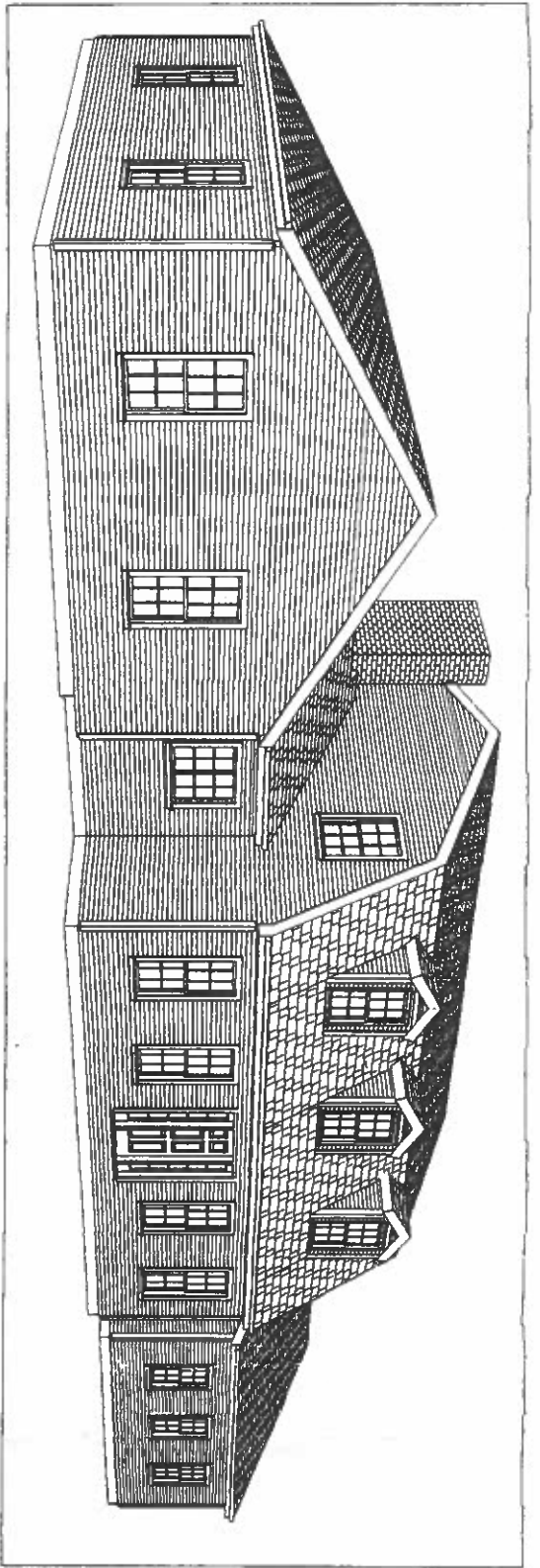
 ADU Full Bathroom



 ADU Laundry Hookup/Utility Sink



 ADU Electrical Sub Panel



G.M. Roth
DESIGN REMODELING INC.

19G Clinton Drive
Hollis, New Hampshire 03049
(603) 880-3761 Fax: (603) 880-0001

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PROJECT NAME: **OSGOOD ADDITION**
PROJECT LOCATION: **8 OSGOOD ROAD-NASHUA, NH**

SHEET NAME: **EXTERIOR PERSPECTIVES-OPTION 3**

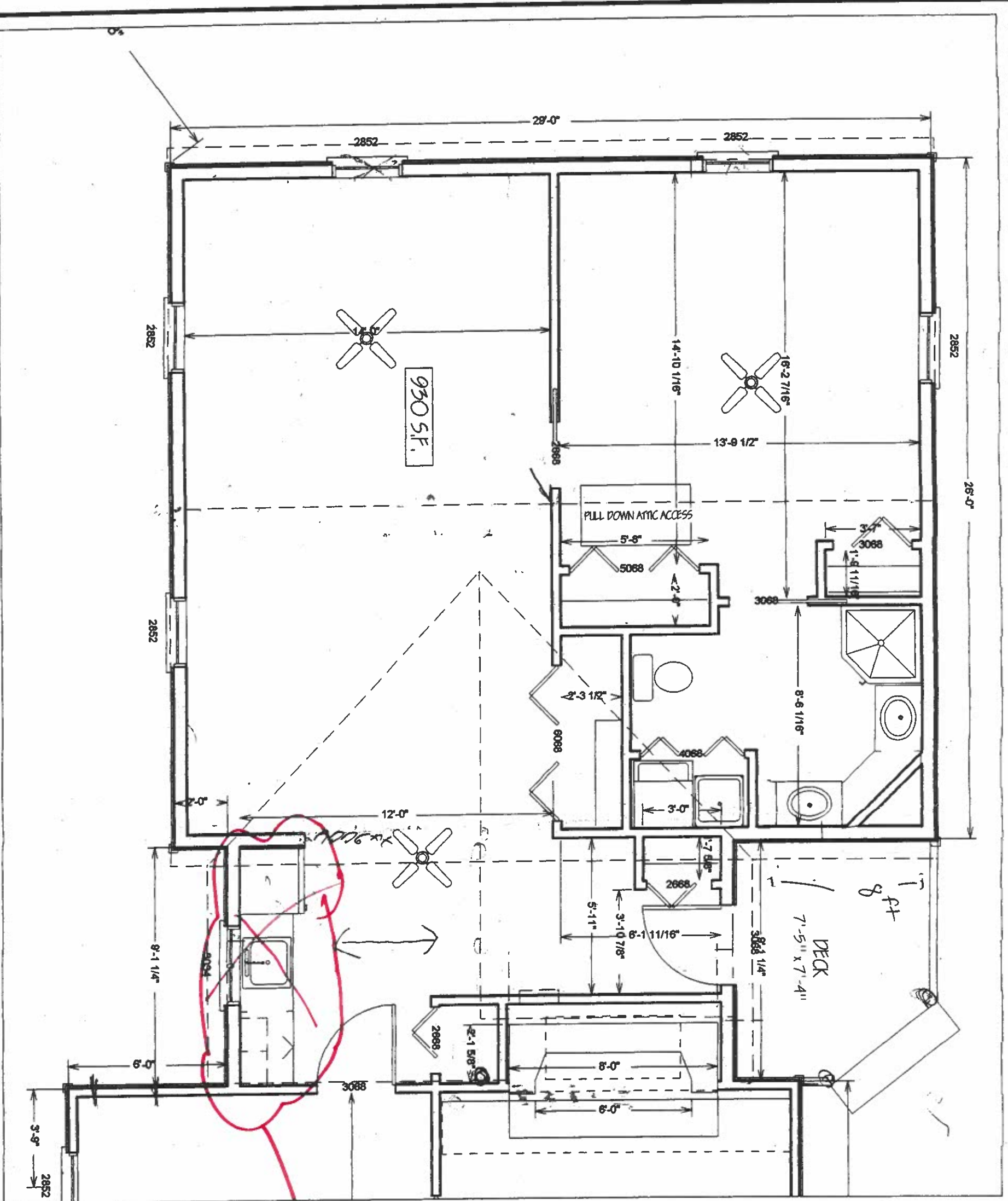
PROJECT NO.: **05A074030**

SCALE: **AS NOTED**

NO.	DESCRIPTION	DATE
B	DESIGN MEETING	4 DEC-05
A	DESIGN MEETING	4 NOV-05

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A-6



omit

• PLEASE HAVE USED/INTERVIEWED
SOME DETECTORS

NO.	DESCRIPTION	DATE
B	DESIGN MEETING	4-DEC-05
A	DESIGN MEETING	14 NOV 05

NOTE: THIS DRAWING IS A PRELIMINARY INTERPRETATION OF THE
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A-1

PROJECT NO.: 0507403D
SCALE: AS NOTED
DRAWN BY: AG
PROJECT NAME: OSGOOD ADDITION
PROJECT LOCATION: 8 OSGOOD ROAD-NASHUA, NH
SHEET NAME: ADDITION PLAN-OPTION 3

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19G Clinton Drive
Hollis, New Hampshire 03049
(603) 880-3761 fax: (603) 880-8991

OSGOOD ADDITION-2

8 OSGOOD ROAD

NASHUA, NH

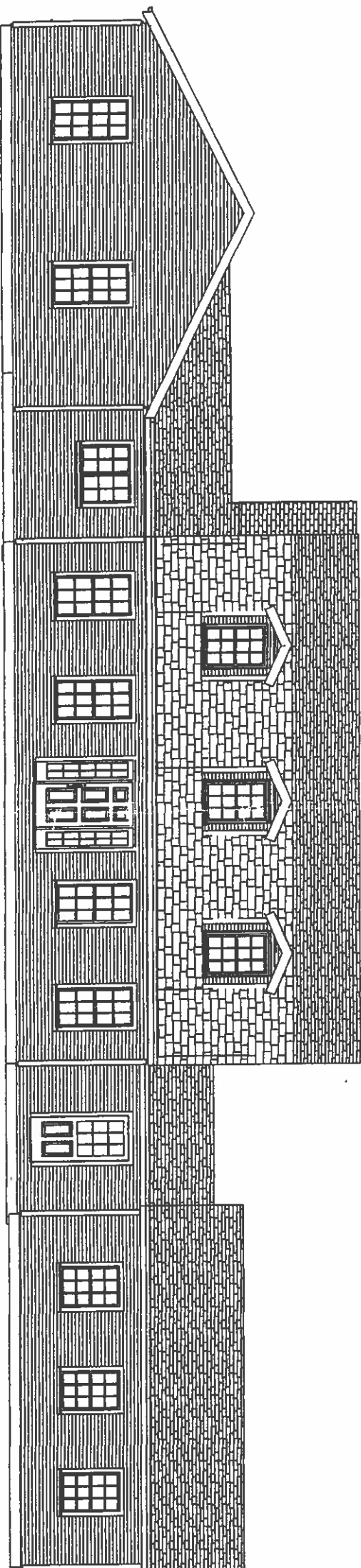
middle size

930 S.F.

CITY OF NASHUA - DEPT OF BUILDING SAFETY

<input type="checkbox"/> Reviewed for Code compliance	Code compliance
<input checked="" type="checkbox"/> Reviewed for Code compliance - See notations	Code compliance - See notations
<input type="checkbox"/> Rejected	Rejection
Reviewed by <u>W. L. L.</u>	Project # <u> </u> Sheet <u> </u> of <u> </u>
Date <u>4/2/04</u>	Project # <u> </u>
Project Location <u> </u>	

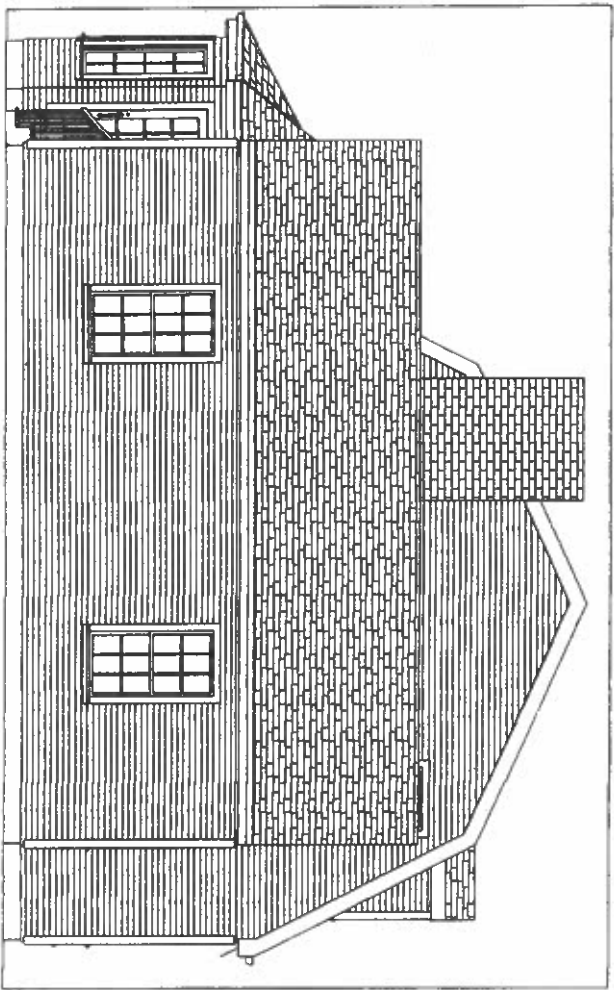
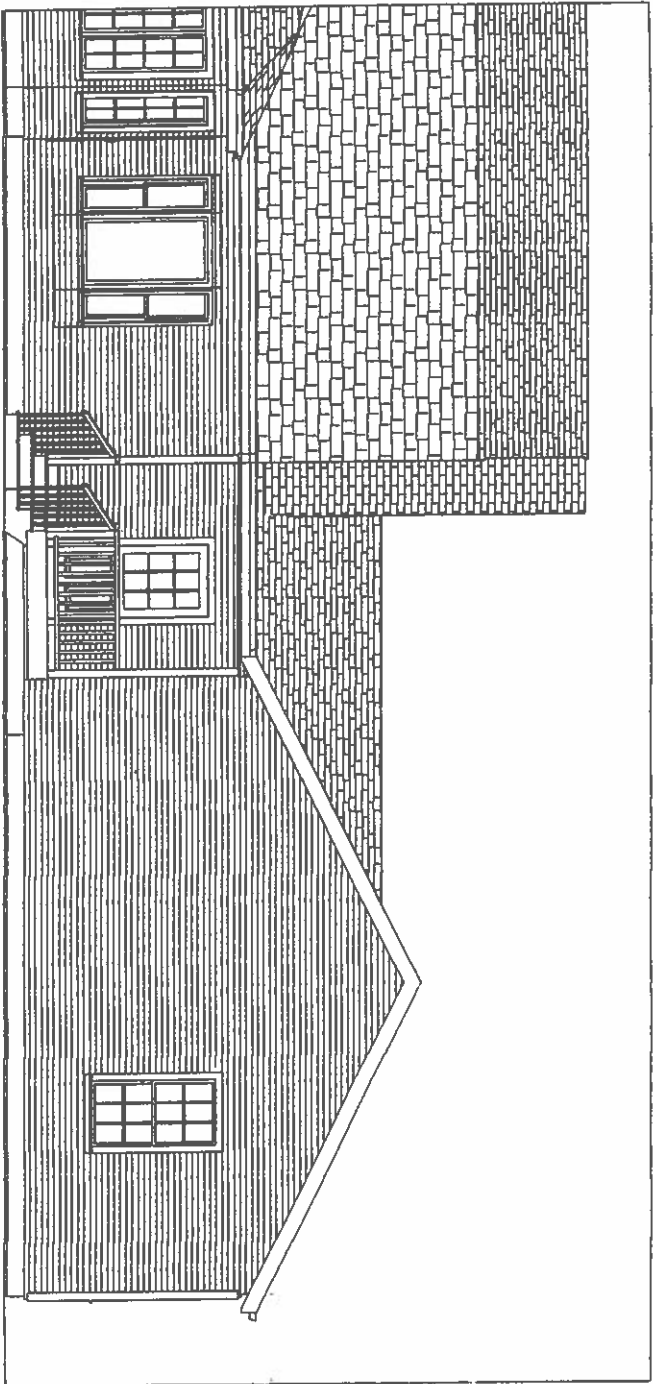
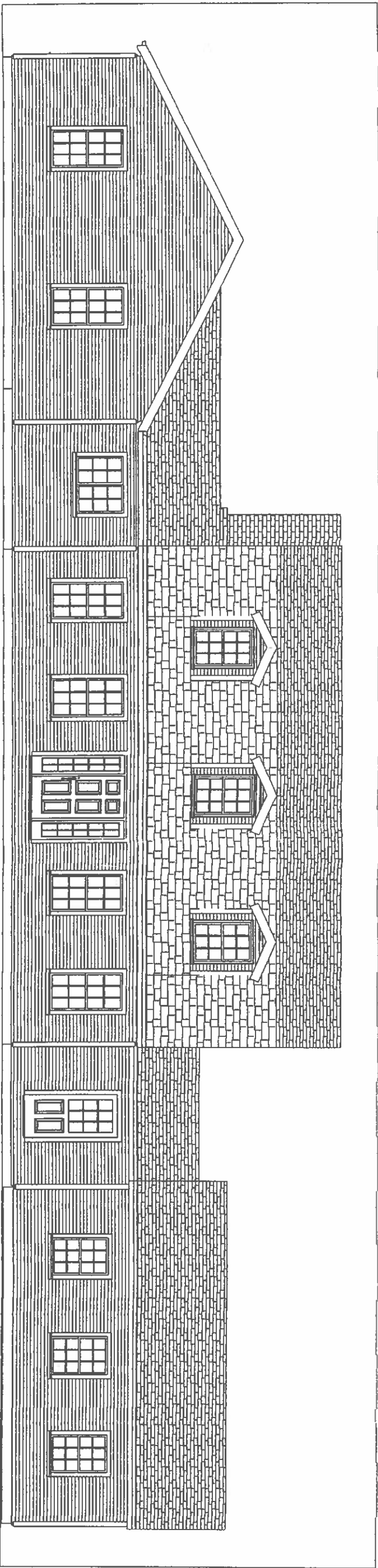
Approval of these documents is an indication that no violation of the local building code has been detected therein. No other assurance is expressed or implied.



G.M. Roth

DESIGN REMODELING INC.
190 Clinton Drive
Hollis, New Hampshire 03049
(603) 880-3761 Fax: (603) 880-8991

2004-00402



B	DESIGN MEETING	4-DEC-03
A	DESIGN MEETING	14 NOV 03
NO.	DESCRIPTION	DATE

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PROJECT NAME: OSGOOD ADDITION
PROJECT LOCATION: 8 OSGOOD ROAD-NASHUA, NH

SHEET NAME: EXTERIOR ELEVATIONS-OPTION 3

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G.M. Roth
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19G Clinton Drive
Hollis, New Hampshire 03049
(603) 880-3761 fax:(603) 880-8991

PROJECT NO.: 056074034

SCALE:

AS NOTED

DRAWN BY:

AG

SHEET NO:

A-5